



SUBJECT TRACT



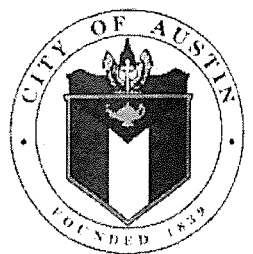
PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2015-0106
LOCATION: 1516 Kinney Ave



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 138'

31/2

CASE# C15-2015-0106
ROW# 11385300
TAX# 01000614312

CITY OF AUSTIN
APPLICATION TO BOARD OF ADJUSTMENT
GENERAL VARIANCE/PARKING VARIANCE

TCAD✓

WARNING: Filing of this appeal stops all affected construction activity.

PLEASE: APPLICATION MUST BE TYPED WITH ALL REQUESTED INFORMATION COMPLETED.

STREET ADDRESS: 1516 Kinney Ave

LEGAL DESCRIPTION: Subdivision - Barton Heights 13

Lot(s) 1 Block A Outlot _____ Division _____

I/We Michael Kane (agent) on behalf of myself/ourselves as authorized agent for
Joe Ross (owner) affirm that on 5/21, 15.

hereby apply for a hearing before the Board of Adjustment for consideration to:

(check appropriate items below and state what portion of the Land Development Code you are seeking a variance from)

☒ ERECT ☐ ATTACH ☐ COMPLETE ☐ REMODEL ☐ MAINTAIN

New Proposed SF dwelling

in a SF-3 district.
(zoning district)

NOTE: The Board must determine the existence of, sufficiency of and weight of evidence supporting the findings described below. Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional support documents.

ma
3

VARIANCE FINDINGS: I contend that my entitlement to the requested variance is based on the following findings (see page 5 of application for explanation of findings):

REASONABLE USE:

1. The zoning regulations applicable to the property do not allow for a reasonable use

because:

The lot size created in the early 1960's does not
comply with current requirements

HARDSHIP:

2. (a) The hardship for which the variance is requested is unique to the property in that:

Current lot size is 5548 sq ft was created in 1960's

- (b) The hardship is not general to the area in which the property is located because:

not all in the area are slightly smaller than required

AREA CHARACTER:

3. The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

No changes to adjacent property (ies) will occur, 2250 sq ft
SF Structure to be constructed on the lot, will comply with
current city code.

PARKING: (Additional criteria for parking variances only.)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed Section 479 of Chapter 25-6 with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonable require strict or literal interpretation and enforcement of the specific regulation because:

N/A

2/3

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

N/A

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

N/A

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

N/A

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

APPLICANT CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Signed [Signature] Mail Address 5401 Russett

City, State Austin TX 78723

Printed Michael Kane Phone 512-421-4259 Date 5/21/15

OWNERS CERTIFICATE – I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

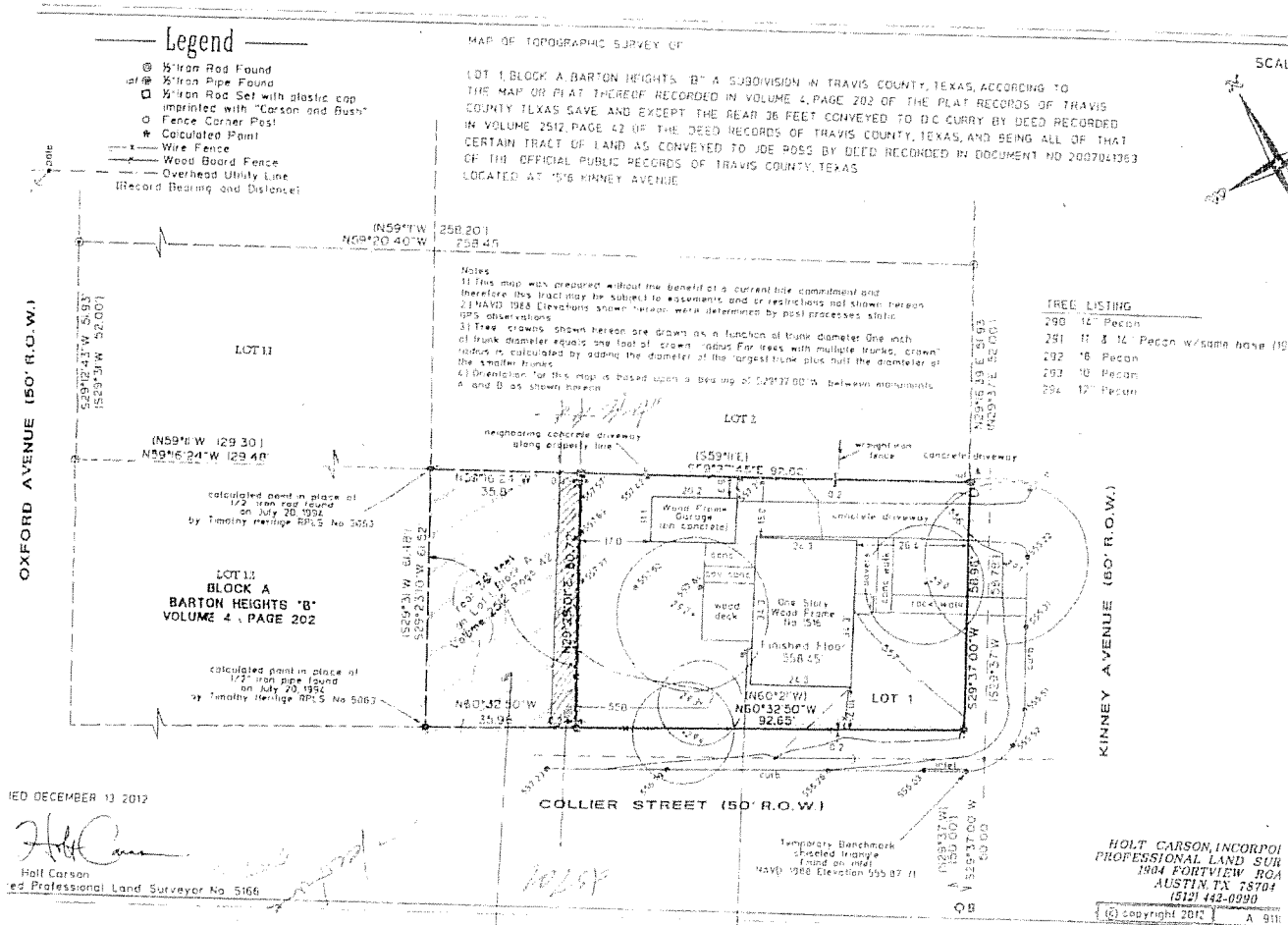
Signed [Signature] Mail Address 3305 Oakmont Blvd

City, State & Zip Austin, TX 78703

Printed W C Ross Phone 512-633-0006 Date 5-26-15

- ① Joint development Agreement
- ② Easement access
- ③ partial purchase
- ④ reduction of 4x202.5? - E/SF
- ⑤ BOA variance timeline
- ⑥ Small lot status?
- ⑦ Co-Applicant for Bldg Permit?

15/15



Existing

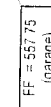
CUS-2015-0106

Michael Cash/lls

CITY OF AUSTIN DOWNTOWN WEB MAP



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.



1. 2017年12月31日，本公司应收账款账面余额为1,000,000.00元，坏账准备余额为100,000.00元。

22

TREE SCHEDULE

1. 2017年12月31日，本公司应收账款账面余额为1,000,000.00元，坏账准备余额为100,000.00元。

Appendix	2014	2015	2016
Appendix 1	2014	2015	2016
Appendix 2	2014	2015	2016
Appendix 3	2014	2015	2016

7/13

Site Plan

0.12



2. THEE SIZE INDICATED BASED ON CHART 95.5% PROBAB-

1	Addendum #1	2/5/2015
2	Addendum #2	3/2/2015
3	Addendum #3	3/25/2015



- ① Joint Development Agreement
- ② Easement access
- ③ partial purchase
- ④ reduction of 4 x 202 SF? = B/SF
- ⑤ BOA variance line lane
- ⑥ Small lot status?
- ⑦ Co-Applicant for Bldg Permit?

13/6

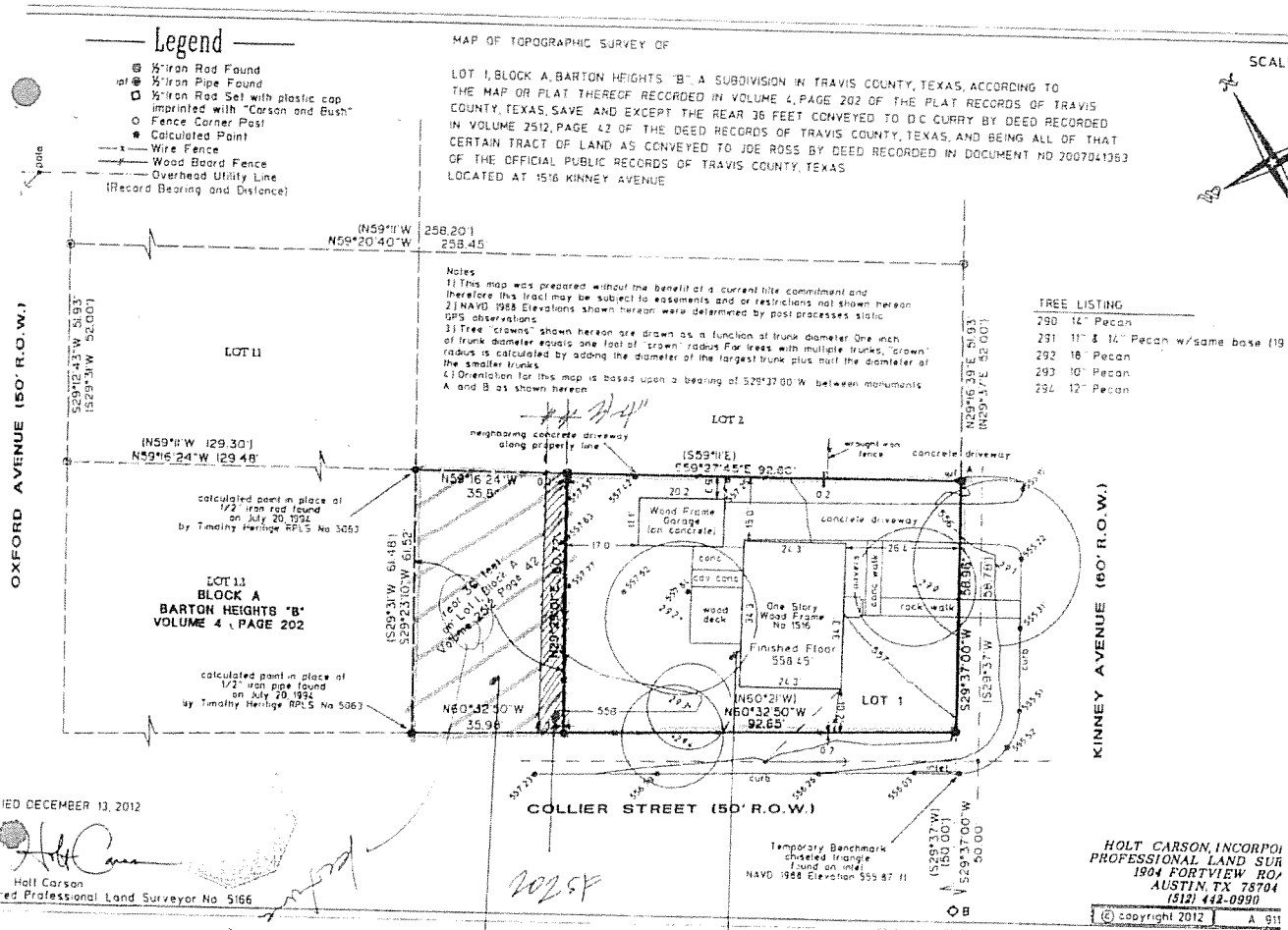
Legend

- 1/2" Iron Rod Found
- 1/2" Iron Pipe Found
- 1/2" Iron Rod Set with plastic cap imprinted with "Carson and Bush"
- Fence Corner Post
- Calculated Point
- Wire Fence
- Wood Board Fence
- Overhead Utility Line
- (Record Bearing and Distance)

MAP OF TOPOGRAPHIC SURVEY OF

LOT 1, BLOCK A, BARTON HEIGHTS "B" A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4, PAGE 202 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THE REAR 36 FEET CONVEYED TO D.C. CURRY BY DEED RECORDED IN VOLUME 2512, PAGE 42 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT OF LAND AS CONVEYED TO JOE ROSS BY DEED RECORDED IN DOCUMENT NO 7007041353 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS LOCATED AT 1516 KINNEY AVENUE

SCALE



IED DECEMBER 13, 2012

Holt Carson
Professional Land Surveyor No. 5166

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYOR
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

© copyright 2012 A 511

Michelle Castille

Technical Building Code Review - Susan Barr - 512-974-2923

1. Scale to be provided on all structural sheets as a bar scale is not a COA accepted scale format.
2. Structural plan of cellar to be submitted
3. Structural drawings for exterior stair to be provided
4. Framing of outdoor shower to be provided
5. Sheet S4.0 – lower level bracing plan hatch pattern to be revised to legible pattern when printed.

ml
10

Residential Zoning Review - Susan Barr - 512-974-2923

1. Lot size does not meet the minimum required size of 5,750 SF and does not meet the Substandard Lot requirements of LDC section 25-2-493 (B)(1) for the following reason:
 - original building permit for the house with attached carport in 1961 has a legal lot description of Lot 1, Block A. This lot designation is the same as the one on the subdivision plat that was recorded with Travis County on January 3rd, 1945.
 - a. The Land Status Determination that was obtained in 1999 only exempted the property from being required to replat and does not imply approval of any other portion of the City code.
 - b. A BOA variance will need to be sought. Please see Leane Heldenfels in the Development Assistance Center during her walk-in hours M-F, 9 am – noon. She can also be reached at 512-974-2202 or leana.heldenfels@austintexas.gov.
2. The following items will need to be addressed if and when a BOA variance is granted.
3. Per TBAE, an architect's signature is not to obstruct his name or number. Discrepancy to be resolved.
4. Page 1 of the application – concrete (right-of-way) box to be selected.
5. Page 2 of the application
 - a. Architect to confirm that all area calculations have been taken to the outside face of the exterior material(s). SF numbers to be revised as needed.
 - b. 1st floor SF to match page 3 of the application
 - c. SF of covered porches to be provided on correct line in the Building and Site Area table.
 - d. Total Gross Building Area to be calculated as instructed.
 - e. 1.5' of additional roof overhang from the 2nd floor roof deck is to be included in the 45% impervious cover calculation. Discrepancy to be resolved.
 - f. As indicated, a sidewalk is required to be installed. Please contact Amber Mitchell in the Development Assistance Center to see if the property qualifies for paying a fee in lieu of the sidewalk installation or if the requirement can be waived. Her walk-in hours are M-F; 9 am – noon. If a fee can be paid in lieu of the sidewalk installation, the sidewalk memo from Amber will need to be taken to Candy Guerra on the 10th Floor of One Texas Center (please note that only checks are accepted). A copy of the receipt will need to be dropped off in the Development Assistance Center with the receptionist. Documentation of the fee being paid or the requirement being waived is to be submitted with the update.
 - g. Site plan indicates that a new curb cut is being installed. Answer to driveway question to be revised. Width of new approach to be provided.
 - h. Only (1) curb cut is allowed per property. Existing curb cut being abandoned will need to be closed. Width of this curb cut is to be provided.
 - i. Answer to storm sewer question to be revised based on actual site conditions.
6. Page 3 of the application – Architect to confirm that all area calculations have been taken to the outside face of the exterior material(s). SF numbers to be revised as needed.
7. Page 4 of the application – email address of applicant to be provided.



City of Austin
Development Review and Inspection Department

LAND STATUS DETERMINATION
1987 RULE PLATTING EXCEPTION

11

04/29/1999

File Number: C8i-1999-2052

Address: 1516 KINNEY AV

Tax Parcel ID: 100061412

Map Date: 09/21/1998

The Development Review and Inspection Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 13-2-402.1(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as Lot 1, Block 'A' Barton Heights 'B', Plat Book 4, Page 202, Travis County Plat Records, less rear 36 feet. in the current deed, recorded on 04/26/1982, in Volume 7736 Page 627, Travis County Deed Records. This parcel existed in its current configuration on August 31, 1987, as evidenced by a deed recorded on 04/26/1982, in Volume 7736, Page 627, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on August 31, 1987, as evidenced by electric service on 03/09/1983. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:
NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 13-1, Article VIII, Subdivision, and Chapter 13-2, Article IV, Subdivision Regulations. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: Brian P. Schuller
Brian Schuller

Director (or representative)
Development Review and Inspection Department

C8i-99-2052

Vol 25 2 Aug 12

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

SEP-7-1962 * 55

That I, BERTHA HARKEY WALKER, a widow, of Austin, Travis County, Texas, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS, and other good and valuable cash consideration to me in hand paid by D. C. CURRY, of Austin, Travis County, Texas, the receipt of which consideration is hereby acknowledged and payment of no part of which is secured by a lien, expressed or implied, upon the hereinafter described premises,

HAVE GRANTED, SOLD AND CONVEYED, and by these presents do GRANT, SELL AND CONVEY, unto the said D. C. CURRY, all that certain lot, tract or parcel of land lying and being situated in the City of Austin, Travis County, Texas, together with all improvements and being more particularly described as follows, to-wit:

The rear Thirty-six (36) feet of Lot One (1), Block A, Barton Heights "B", a subdivision out of the Isaac Decker League in the City of Austin, Travis County, Texas, according to the map or plat of said subdivision recorded in Vol. 4, Page 202, of the Travis County Plat Records, to which said map or plat and the record thereof reference is here made for further description.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said D. C. CURRY, his heirs and assigns, FOREVER; and I do hereby bind myself, my heirs and assigns, executors and administrators, to WARRANT AND FOREVER DEFEND, all and singular the said premises unto the said D. C. CURRY, his heirs and assigns, against every person whomsoever, lawfully claiming or to claim the same or any part thereof, subject, however, to all valid restrictions and/or easements of record applicable to said property.

WITNESS MY HAND this the 30th day of August, A.D., 1962.

\$ 55

U.S. INT. REV. STAMP CANCELLED

Bertha Harkey Walker
Bertha Harkey Walker

THE STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Bertha Harkey Walker, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 30th day of August, 1962.

T. E. Bowles
Notary Public, Travis County, Texas.

Filed *Sept 7* 1962 at *1020*
Recorded *Sept 10* 1962 at *935*

03-700857 - WM

2

13/1

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Warranty Deed with Vendor's Lien

Date: March 1st, 2007



WD 2007042532

Grantor: Barbara Gail Olvera

2 PGS

Grantor's Mailing Address: 211 MARGINAL WAY #315
PORTLAND MAINE 04101

Grantee: Joe Ross

Grantee's Mailing Address: 2004 S. 5th St.
Aurora, IL 60004

Consideration: A Promissory Note in the original principal sum of Forty One Thousand Seventy Five and No/100 Dollars (\$41,075.00) payable to the order of Bank of America, N.A., which Promissory Note is secured by a Deed of Trust of even date to PRLAP, Inc., Trustee.

The debt evidenced by this Note is in part payment of the purchase price of the Property. The debt is secured by deed of trust and by a vendor's lien on the Property, which is expressly retained. The lien created by the deed of trust and the vendor's lien is transferred to Lender by the deed. The deed does not waive the vendor's lien, and the two liens and the rights created by this deed of trust are cumulative. Lender may elect to foreclose under either of the liens without waiving the other or may foreclose under both.

Property (including any improvements):

The west 36 feet of Lot 1, Block A, Barton Heights B, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 4, Page 202 of the Plat Records of Travis County Texas.

Reservations from Conveyance: None

Exceptions to Conveyance and Warranty:

Liens, if any, described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for the current year, which Grantee assumes and agrees to pay.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property,

1-7-11 1245 H2
DARTON 14975

WATER SERVICE PERMIT

Austin, Texas

107
E^{RM} No 29357

Received of

NORTH A. WALKER

Date

10-14-14

Address

1516 FIFTH ST. HO

Amount

FIFTY 100

\$ 50.00

Plumber

PATTERSON

Size of Tap

3/4"

Date of Connection 10-25-61
Size of Tap Made 3/4"
Size Service Made 3/4"
Size Main Tapped 2" C.I.
From Front Prop. Line to Curb Cock 7'
From North Prop. Line to Curb Cock 17'
Location of Meter curb
Type of Box Round
Depth of Main in Street 4'
Depth of Service Line 3'
From Curb Cock to Tap on Main 6'
Checked by Engr. Dept. J.M.P. 11-6-61

No. Fittings Size

8'	Pipe	3/4" copper
1	Corp. Cock	1 3/4"
	Cop. to Iron ell	
	Cop. to Cop. ell	
	Cop. to Iron Coupling	
	Cop. to Cop. Coupling	3/4"
1	Angle Stop	
	Stop	
	Bushing	9" x 3/4" Brass
1	Nipples	2" x 3/4"
1	Service Clamp	2" x 3/4"
	Valve	
1	Meter Box	Round
1	Lock Lid	
1	Drain Tile	
1	Drain Tile Lid	
	Stop & Drain	
	Job No.	NY-323-502
	Foreman	A. Schlack

